168.0	0008	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,400 / 838,400
					USE VALUE:	838,400 / 838,400
					ASSESSED:	838,400 / 838,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINDHEIM ROD E & KATHERINE
Owner 2:	
Owner 3:	
Street 1:	145 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .261 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11370.000	305,600		532,800	838,400
Total Card	0.261	305,600		532,800	838,400
Total Parcel	0.261	305,600		532,800	838,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.96 | /Parcel: 564.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111649

GIS Ref

GIS Ref

Insp Date 08/02/18

!13035!

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0008-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	305,600	0	11,370.	532,800	838,400		Year end	12/23/2021
2021	101	FV	296,600	0	11,370.	532,800	829,400		Year End Roll	12/10/2020
2020	101	FV	296,500	0	11,370.	532,800	829,300	829,300	Year End Roll	12/18/2019
2019	101	FV	235,800	0	11,370.	532,800	768,600	768,600	Year End Roll	1/3/2019
2018	101	FV	243,300	0	11,370.	449,000	692,300	692,300	Year End Roll	12/20/2017
2017	101	FV	243,300	0	11,370.	411,000	654,300	654,300	Year End Roll	1/3/2017
2016	101	FV	243,300	0	11,370.	350,100	593,400	593,400	Year End	1/4/2016
2015	101	FV	212,300	0	11,370.	304,400	516,700	516,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:01:55

LAST REV

Date	Time
08/30/18	11:42:18
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13035

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSKALUK ELIZAB	27153-9		3/24/1997		205,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2015	425	Redo Kit	21,000		4/30/2015			Replace kitchen ca

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Meas/Inspect	BS	Barbara S
3/9/2009	Meas/Inspect	163	PATRIOT
12/18/2008	Measured	189	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/20/1999	Measured	264	PATRIOT
7/13/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11370		Sq. Ft.	Site		0	70.	0.67	7									532,768						532,800	

Total AC/HA:	0.26102	Total SF/SM:	11370	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	532,768	Spl Credit		Total:	532,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	178.992
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415226
Depreciation:	109620
Depreciated Total:	305606

COMMENTS

4500 S/F SOLD TO 10 HATHAWAY CIRCLE IN 1973.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

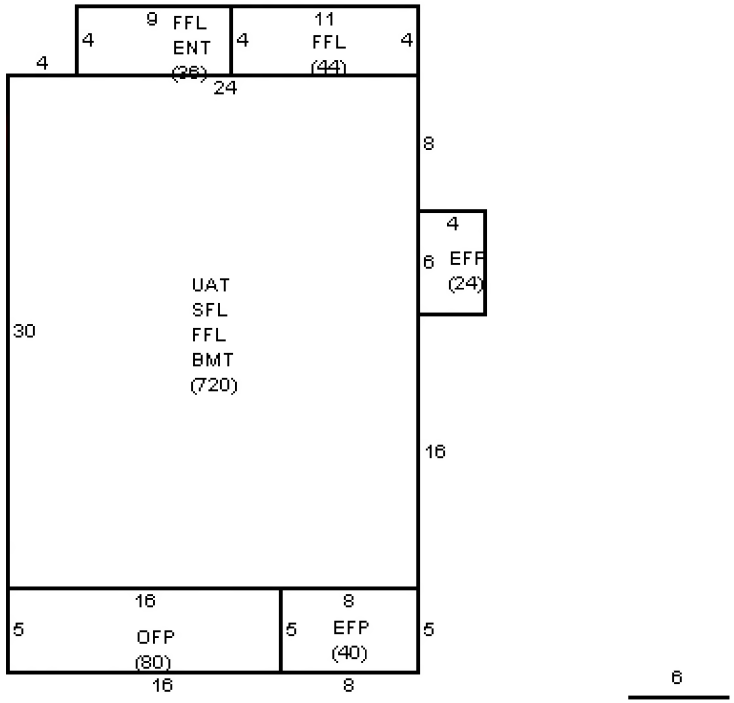
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.99
Special Features:	0	Val/Su Net:	119.19
Final Total:	305600	Val/Su SzAd	205.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	178.990	143,194
BMT	Basement	720	53.700	38,662
SFL	Second Floor	684	178.990	122,431
UAT	Upper Attic	180	71.600	12,887
OFP	Open Porch	80	37.860	3,029
EFP	Enclos Porch	64	71.150	4,554
ENT	ENTRY	36	26.930	969
	Net Sketched Area:	2,564	Total:	325,726
Size Ad	1484	Gross Area	3140	FinArea 1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

168.0-0008-0006.A

IMAGE

AssessPro Patriot Properties, Inc